

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, November 18, 2009

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 09100009 DP/ADLS: Long Branch Market w/ Kroger (Altum's site)

The applicant seeks site plan and design approval for a multi-tenant commercial development with outlots. The site is located at 11335 N. Michigan Rd. It is zoned B-3/Business and located within the US 421/Michigan Rd. Overlay Zone. Filed by Robert Barker of Zinkan & Barker Development Co., LLC.

Jon Dobosiewicz and Charlie Frankenberger with Nelson and Frankenberger . Matt Bala and Diana Moore with Kroger. Rick Reynolds and Rich Kelly with EMH&T. Petitioner is seeking to redevelop existing Altum's Landscaping site at 11335 N. Michigan Road to a Kroger store with fuel center and outlots. Variances have been filed with Board of Zoning Appeals already. Jon stated once comments are received after TAC meeting, they will make revisions and file with DOCS staff.

Greg Hoyes-Hamilton County Surveyor Office

- Completed preliminary review on prelim. drain calculations
- Sent comment letter
- When final plans received, will send additional comments

Nick Redden- Engineering

- Outside of jurisdiction area, No comments

David Lucas- Hamilton County Highway Department

- Internal streets-Public or Private?
- Streets will be private
- No comments or issues with this project

Ryan Hartman- Clay Township Regional Waste

- Comment letter sent on Nov. 17, no further comments at this time

Shirley Hunter-Duke Energy

- Referring to Stephen Vollmer, Engineer at Duke, (passed out contact info.)
- Need Auto CAD file
- Cindy Rowland, Duke, Contact for major projects, such as transmission Poles or signals to be relocated

Trudy Weddington-DOCS-Building and Code Services

- Demo permit for existing structure needs to be in place before infrastructure of new structure approved (each parcel will need its own demo permit)
- Once infrastructure on new building completed and all City and County agencies have approved, you can file for building permits
- Jim Blanchard contact for Code questions (passed out contact info.)
- Trudy Weddington contact for Permitting questions (passed out contact info.)

Chris Ellison- Carmel Fire Department (on behalf of Trudy Weddington)

- No comments at this time, recommended touch base with Chris outside Of meeting to verify no outstanding items

Daren Mindham-Urban Forestry

- Comment letter sent on November 2, no further comments at this time

David Littlejohn-DOCS-Alternative Transportation

- Sent comment letter regarding sidewalk and bike parking at fuel station
 - No bike parking referenced due to fuel station is exempt (vehicle only)
- Will fuel station be open for walk in's or just paying kiosk?
 - No direct pedestrian access to vendor store (can't walk in)
 - Suggested to stripe walk from edge of parking lot to closest cross walk, along with ADA compliant ramp
 - Make sure there is a direct connectivity to bike park to rear on Both sides
- When revised plans received, will send additional comments

Alexia Donahue-Wold-DOCS

- Should be receiving comment letter from Angie Conn-DOCS

END

9:15 a.m.

Docket No. 09100011 DP/ADLS: CVS Pharmacy at Rangeline Rd

The applicant seeks site plan and design approval for a new retail building. The site is located at 1421 S. Rangeline Rd. and is zoned B-8/Business, within the Carmel Dr. – Rangeline Rd. Overlay Zone. Filed by Craig Forgey of Gershman Brown Crowley, Inc.

Jon Dobosiewicz and Charlie Frankenberger with Nelson and Frankenberger Craig Forgey with Gershman Brown Crowley, Dan Kmiecik and Bill Butz with Structurepoint. Petitioner is seeking to redevelop existing site with new building- CVS store at northeast corner of Medical Drive and Rangeline Road.

Greg Hoyes-Hamilton County Surveyor Office

- Sent comment letter regarding calculated regulated drainage

Nick Redden- Engineering

- Sent comment letter, no further comments at this time

David Lucas- Hamilton County Highway Department

- Outside of jurisdiction area, No comments

Ryan Hartman- Clay Township Regional Waste

- Outside of jurisdiction area, No comments

Shirley Hunter-Duke Energy

- Passed out contact information and service request forms
- Landscaping on eastern perimeter is under utility line
- Current plans show a single phase pole (line not main circuit feed) may need to be relocated at petitioner cost, On-site visit to be scheduled to determine need
- Need Auto CAD site plan

Trudy Weddington-DOCS-Building and Code Services

- Each parcel will need its own demo permit
- Demo permit, site clearing and site inspection along with infrastructure on new building completed and all City and County agencies have approved can file for building permits
- Late Summer of 2010 is approx. state date

Chris Ellison- Carmel Fire Department (on behalf of Trudy Weddington)

- Concern with fire hydrant directly in main path when pulling into current Taco Bell drive thru (before you make turn through drive thru) and if hydrant is staying or being relocated
 - CFD prefers hydrant stay but due to grade changes on site hydrant may need to be relocated, further discussions to be held at later time

Daren Mindham-Urban Forestry

- Emailed comments
- Will review landscape concerns on east perimeter and tree counts

David Littlejohn-DOCS

- Comment letter sent in regards to bike parking racks not compliant. "Wave" type racks are noted in plans but City requires inverted "U" or "A" racks. Location of bike parking location looks to be acceptable
- 10 ft. bike path is required on street frontage with 10 ft. urban sidewalk on other frontage
 - Working with City Engineers regarding on street parking on Medical Dr. and Rangeline Rd.
 - Moving planting section to street would help allow for the required 10 ft. bike path

Alexia Donahue-Wold-DOCS

- No comments-look for comment letter from Angie Conn-DOCS

END

9:30 a.m.

Home Place, Lots 26,26,40,47,48 &100 (The Monon Gardens)

The applicant seeks the following use variance and development standards variance approvals:

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| Docket No. 09110001 UV | Section 9.01.01; permitted uses; to permit multi-family uses on multiple lots |
| Docket No. 09110002 V | Section 9.04.03.F; exceeding maximum 35% lot coverage per lot |
| Docket No. 09110003 V | Section 9.04.03.D.1; reducing the rear setback from 20' to 5' & 10' per lot |
| Docket No. 09110004 V | Section 9.04.03.G; not meeting the minimum ground floor area of 800 s.f. per dwelling |
| Docket No. 09110005 V | Section 9.04.3.a ; reducing front setbacks from 30' to 10' per lot per frontage |
| Docket No. 09110006 V | Section 26.02.05; distance btwn multi-family buildings on same lot |
| Docket No. 09110007 V | Section 26.04.06 ; reduction of perimeter bufferyards for overall development |

The site is located near 10505 Cornell Ave. and is zoned R-3/Residence within the Home Place Overlay. Filed by Scott Leopold of Leopold Building Group.

Scott Leopold with Leopold Building Group and John Bontreger with Riverstone Partners are seeking to build attached villa style homes (16 units) around the area of 105th Street, Cornell Ave. and McPherson. They are aware set back and use variances are needed. They are looking at the possibility of filing a Planned Unit Development (PUD).

Greg Hoyes-Hamilton County Surveyor Office

- Meet prior to TAC meeting, hard to drain calculations when buildings are not set but OK for them to move forward on getting buildings set, will provide further comments at that time

Nick Redden- Engineering

- Outside of jurisdiction area, No comments

David Lucas- Hamilton County Highway Department

- Replat/PUD?
 - If PUD, within near future must file for variance with Board of County Commissioner for Substandard Right of Way. Suggested to get Right of Way variance before set buildings. Minimum right of way is 35 ft. from center and maybe hard to meet requirement in this area.

- Concern with location of entrance and with size of lots will be difficult to achieve minimum intersection space per County standards. Also concern with entrance facing adjacent homes which can cause problems with headlights shining into their homes when people coming and going from community.
- Drainage concerns along Cornell Ave., 105th St. and McPherson

Ryan Hartman- Clay Township Regional Waste

- Sent comments and working out issues directly
- Concern is condition of main 24 inch reinforced concrete pipe

Shirley Hunter-Duke Energy

- Property to be owned individually
 - If PUD, yes owned individually
- Southside McPherson and 105th Street, lines are running through middle of lot. May have issues with height of buildings since existing lines are older lines and hang lower. Not sure if there is an utility easement already or if an encroachment may be needed
 - Petitioner asked on possibility to lay wire underground
 - Possible at petitioner cost at approx. \$3,000 per pole

Trudy Weddington, DOCS-Building and Code Services

- No comments on use variance or variances
- Are these multi-family, HPR or townhomes?
 - Townhomes-owner will own land underneath, back and front yard
 - And units will not be stacked
- Suggested to meet when first structure is ready to be built to review in more detail

Chris Ellison- Carmel Fire Department (on behalf of Trudy Weddington)

- Suggested to touch base with Chris directly to make sure not outstanding Issues/concerns

Daren Mindham-Urban Forestry

- Have not seen landscaping plans, once reviewed will send comments

David Littlejohn-DOCS-Alternative Transportation

- Sent comment letter on November 12
- Need sidewalks with ADA compliant ramps
 - Petitioner asked if they can pay funds back to the City in lieu of putting in sidewalks due to no sidewalks are in the area now.
 - Referred to Engineering Department to get more details

Christine Barton Holmes-DOCS

- No additional comments at this time
- Petitioner asked for further direction on filing as PUD/Replat
 - PUD will set own standards for the development upfront. This will help eliminate having to file for additional variances at a later time.
 - Easier on homeowners if want to do improvements in the future.
- Suggested to look more into going through this process

Alexia Donahue-Wold-DOCS

- No comments

END